



53 WEAVERS GREEN, NORTHALLERTON

O.I.R.O £130,000



Northallerton  
Estate Agency



# Weavers Green

, DL7 8FL

A GOOD SIZED 2 BEDROOM APARTMENT WITHIN WALKING DISTANCE TO NORTHALLERTON MARKET TOWN AND MAIN LINE TRAINS WITH LINKS TO YORK AND NEWCASTLE WITH PRIVATE PARKING AND MAINTAINED TO A HIGH STANDARD.

- CLOSE TO TOWN CENTRE
- GOOD SIZED APARTMENT
- COUNCIL TAX BAND B
- 2 BEDROOMS
- PRIVATE PARKING
- GAS FORCED CENTRAL HEATING



## ENTRANCE HALL

CEILING LIGHT POINT, RADIATOR AND CUPBOARD

## LIVING ROOM

LOW LEVEL RADIATOR, CEILING LIGHT POINT, BT OPEN REACH, TV AND SATELLITE POINT.

## DINING ROOM

DOUBLE RADIATOR, CEILING LIGHT POINT, SHELVED BUILT IN LINEN CUPBOARD WITH SHELVES.

## KITCHEN

GOOD RANGE OF BASE AND WALL UNITS, BEECH WORK SURFACES, SINGLE DRAINER AND BOWL WITH MIXER TAP OVER. INSET NEFF FOR RING GAS HOB WITH NEFF OVEN AND GRILL BENEATH. SPACE AND PLUMBING FOR WASHER AND FRIDGE FREEZER, CEILING LIGHT POINT, WALL MOUNTED BAXI DUOTECH COMBI GAS FIRED CENTRAL HEATING BOILER. WINDOWS TO 2 SIDES.

## MASTER BEDROOM

CEILING LIGHT POINT, DOUBLE RADIATOR, TV POINT AND DOUBLE WARDROBES X 2

## ENSUITE SHOWER ROOM

FULLY TILED SHOWER CUBICLE WITH MAINS SHOWER, WASH BASIN AND WC EXTRACTOR FAN AND CEILING LIGHT SPOTS

## BEDROOM 2

CEILING LIGHT POINT AND DOUBLE RADIATOR

## BATHROOM

WHITE SUITE COMPRISING PANELLED BATH MATCHING PEDESTAL WASH BASIN AND WC. CENTER CEILING LIGHT POINT, EXTRACTOR AND RADIATOR,.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY

- Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

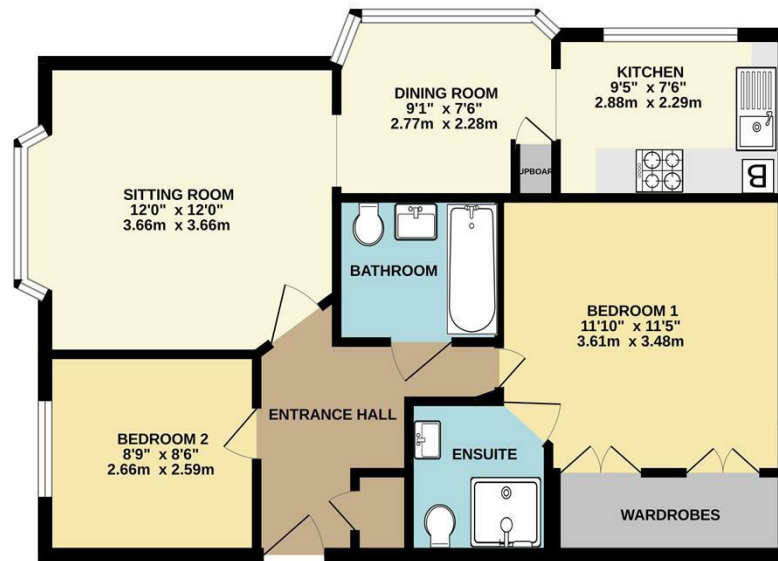
NYCC TAX BAND - B

EPC - B



Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



53 WEAVERS GREEN, ROMANBY, NORTHALLERTON, DL7 8FL

TOTAL FLOOR AREA : 651 sq.ft. (60.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metronix i2025



Energy Efficiency Rating		Current	Potential
Very poor (A+++)	A		
111-121	B	81	81
109-120	C		
104-108	D		
101-103	E		
95-99	F		
81-94	G		
Below 80	Below G		
More energy efficient = lower running costs			
England & Wales		EU Directive 2002/91/EC	

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  - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
  - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
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  - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
  - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

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